

CAMBREE COURT=784.38 LINEAR FT.

I, DEBORAH C. DAUENHAUER, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

*Deborah C. Dauenhauer*  
DEBORAH C. DAUENHAUER

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS Deborah C. Dauenhauer, being the owner of that certain 16.59 acre tract of land more particularly described as follows:

Description for a 16.59 acre tract of land situated in the T&P R.R. CO. SURVEY, Abstract No. 1428, Parker County, Texas, said tract being all of Tract I and Tract II, described in deed to Deborah C. Dauenhauer, recorded in Clerks File No. 201316406, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found at the Southwest corner of Lot 9, Cornerstone Estates, Phase II, recorded in Cabinet C, Slide 48, Plat Records, Parker County, Texas, said iron also being in the East line of Christenberry Road;  
THENCE East, 975.68 feet to a 1/2" iron found;  
THENCE S 00°37'03" W, 733.42 feet to a capped iron found;  
THENCE West, 995.45 feet to a point in said Christenberry Road;  
THENCE N 00°11'16" W, with said Christenberry Road, 390.65 feet;  
THENCE East, 30.00 feet to a point in the East line of said Christenberry Road;  
THENCE N 00°11'16" W, with the East line of said Christenberry Road, 325.02 feet to a 1/2" iron set;  
THENCE N 00°23'00" W, 7.71 feet to the POINT OF BEGINNING and containing 16.59 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Deborah C. Dauenhauer, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 28 thru 38, Block 1,  
CORNERSTONE ESTATES, PHASE VII,  
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.  
Executed this the 8th day of December, 2016.

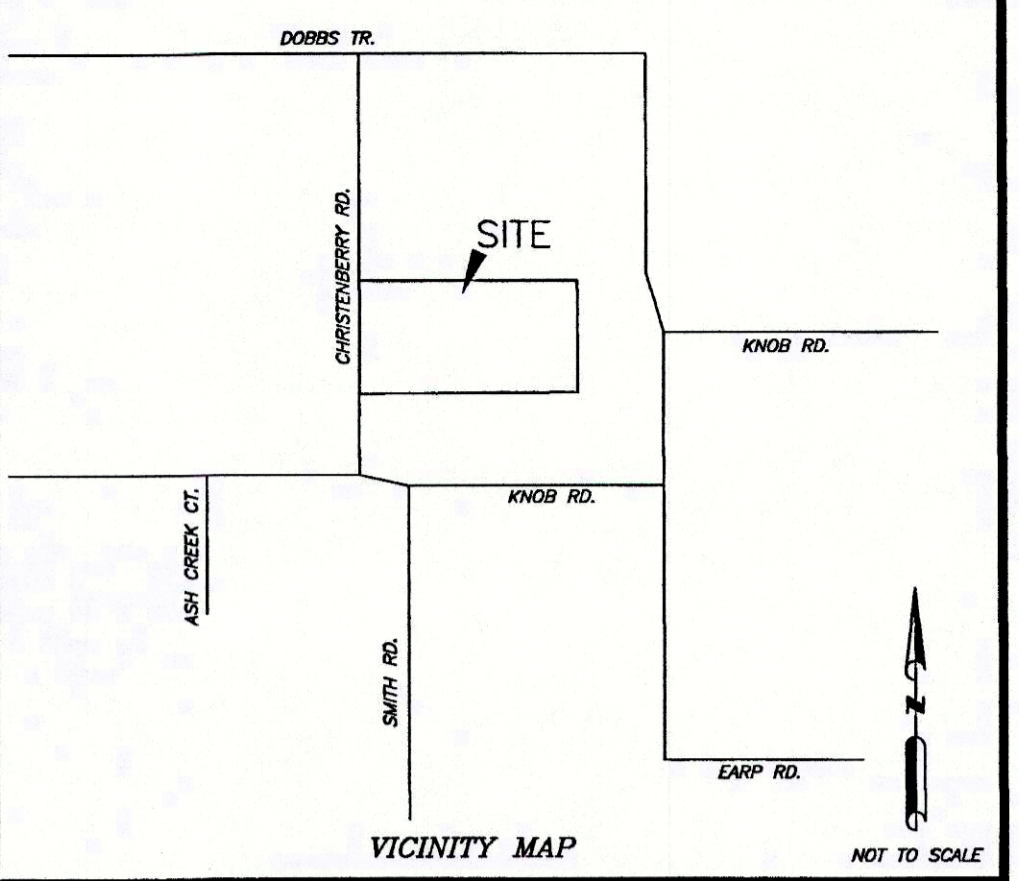
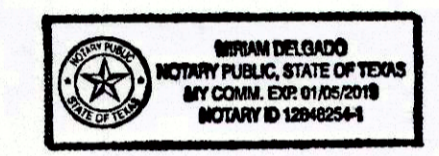
*Deborah C. Dauenhauer*  
Deborah C. Dauenhauer

STATE OF TEXAS }  
COUNTY OF PARKER }

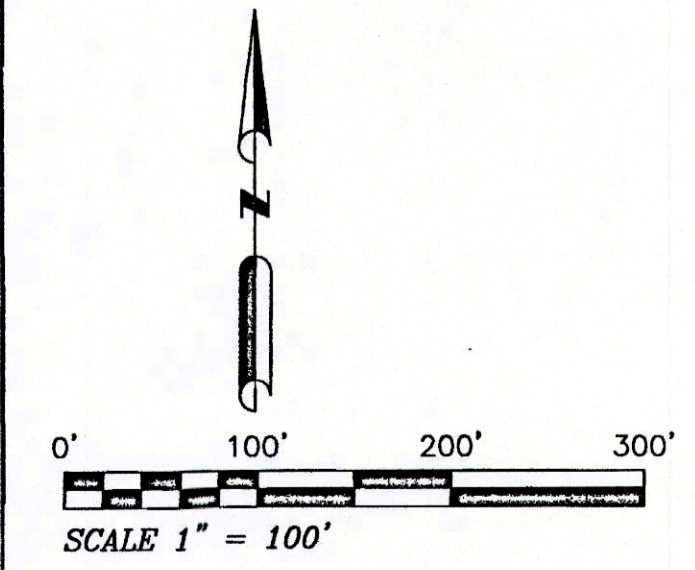
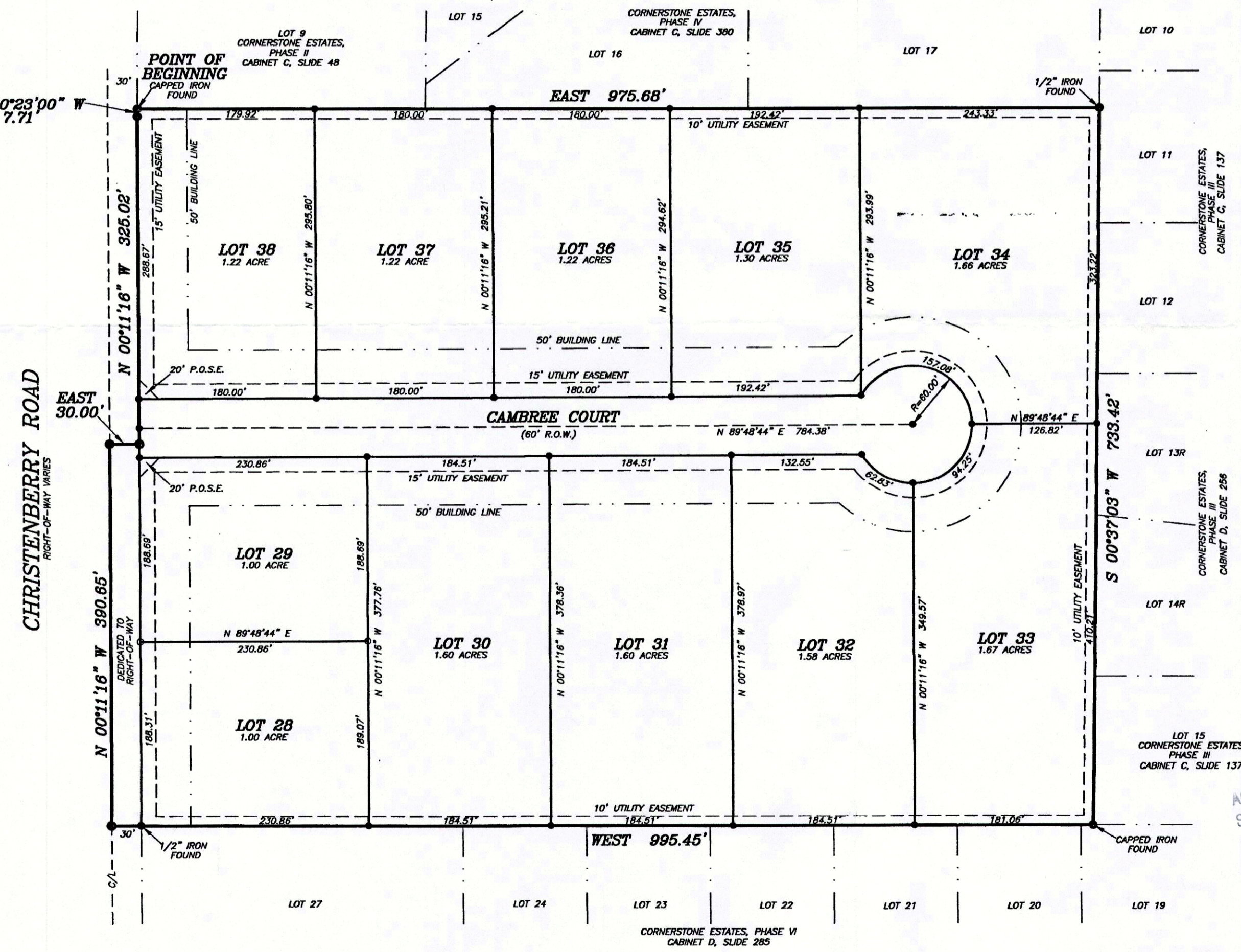
BEFORE ME, the undersigned authority, on this day personally appeared Deborah C. Dauenhauer, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8 day of December, 2016.

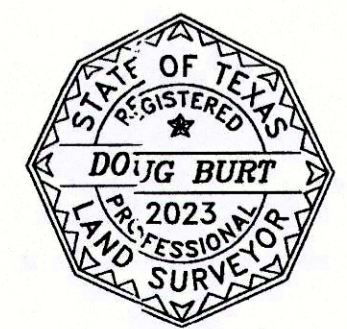
*William Delgado*  
Notary Public State of Texas



BASIS OF BEARING PER PLAT.  
10' REAR AND SIDE BUILDING LINES.  
5' UTILITY EASEMENT INSIDE ALL LOT LINES.  
ALL CORNERS ARE 1/2" IRONS SET.  
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.  
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.  
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.  
WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.  
THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.



NRB SURVEYING, PLLC  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RSB# 817-584-9027  
NLR# 817-406-6439  
FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
FEBRUARY 11, 2015

OWNER/DEVELOPER  
DEBORAH C. DAUENHAUER  
1686 C.R. 4796  
BOYD, TEXAS 76023

DL52

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201628253  
12/12/2016 01:51 PM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

ABBV. NO: 11441  
SCH. DIST.: 5D  
CITY: L-4  
MAP NO:

THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 8th DAY OF December, 2016.

COUNTY JUDGE  
*George A. Conly*  
COMMISSIONER PRECINCT #1  
*William Delgado*  
COMMISSIONER PRECINCT #2  
*Scott Dyer*  
COMMISSIONER PRECINCT #4

NOTE: THE PURPOSE OF THIS AMENDED PLAT IS TO CORRECT A SURVEYER'S ERROR IN THE FIELD NOTES. THE FIELD NOTES DID READ: LOTS 19 THRU 27, BLOCK 1, CORNERSTONE ESTATES, PHASE VI AND IS BEING AMENDED TO READ LOTS 28 THRU 38, BLOCK 1, CORNERSTONE ESTATES, PHASE VII.

11441.001-028.00 thru  
11441.001-038.00

(Amending)  
Final Plat Showing  
Lots 28 thru 38, Block 1,  
CORNERSTONE ESTATES, PHASE VII,  
an Addition to Parker County, Texas and being 16.59  
acres of land situated in the T&P R.R. CO. SURVEY No.  
49, Abstract No. 1428, Parker County, Texas.